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3-7-1924

### City Club of Portland Bulletin vol. 04, no. 22 (1924-3-7)

City Club of Portland (Portland, Or.)

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#### Recommended Citation

City Club of Portland (Portland, Or.), "City Club of Portland Bulletin vol. 04, no. 22 (1924-3-7)" (1924). *City Club of Portland*. Paper 44.

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"Harmony in  
Diversity"

# PORTLAND CITY CLUB BULLETIN

"Active  
Citizenship"

VOLUME IV

PORTLAND, OREGON, MARCH 7, 1924

NUMBER 22

**FRIDAY, MARCH 7**

*Hotel Benson, 12:10 Sharp*

Speaker

**PAUL BLANSHARD**

*of New York City  
Author and Lecturer*

Subject

**"Development of the British Labor Movement"**

YOU MAY INVITE THE LADIES

The City Club will borrow Mr. Blanshard from Reed College, Friday, for this informing address. The current press is full of the achievements of the British Labor Party, and a speaker capable of organizing this information will be welcomed. Mr. Blanshard studied labor conditions in England and Italy during 1923 and has written a book, recently reviewed, "The Development of the British Labor Movement."

ANOTHER CITY CLUB MEETING OF MERIT

## **"THE RIGHT THING IN THE RIGHT PLACE" ZONING**

**F**REQUENTLY since the organization of the City Club, reports and articles have been presented to the membership on the subject of Zoning, that principle of city planning which seeks to make for the orderly and systematic growth of a city.

A new Zoning Ordinance for Portland has been prepared, this time by a Citizens' Committee, and the City Club is naturally interested in its form and content. A special City Club committee has analyzed the ordinance and the report is presented herewith in published form. The members of the committee are, Folger Johnson, chairman, W. D. Fraley, Earl Marshall, O. R. Bean and Carl B. Wintler. Read this report and hear it discussed at the meeting Friday.

Board of Governors:

Your Committee, appointed to investigate the proposed Zoning Ordinance for the City of Portland, has to report as follows:

### STATEMENT:

The proposed ordinance was compiled by joint committees from the City Planning Commission and the Portland Realty Board. These joint bodies are referred to in this report as the "ZONING COMMITTEE."

In general, it may be said that the proposed Ordinance will serve to divide the city into four zone classes or districts, these districts being geographically located on maps of the city which are made a part of the ordinance. These districts, broadly speaking, are:—

- Class 1. *Residential.* Single Family
- Class 2. *Residential.* Two Family  
Flats, Hotels, Apartments, etc.
- Class 3. *Business District.*
- Class 4. *Unrestricted District.*

In the definition of each district, except the Unrestricted District, it is stated what class of buildings and what uses are permitted.

Continued on page 3

**Read the Report on Zoning**

# PORTLAND CITY CLUB BULLETIN

Published Weekly By

## THE CITY CLUB

OF PORTLAND

Office of the Club . . . . . 308 Henry Building  
Telephone Broadway 8079

Subscription Price . . . . . \$1.00 per year

Entered as Second Class Matter, October 29, 1920, at the postoffice at Portland, Oregon, under act of March 3, 1879

City Club dues are \$1.00 per month, payable semi-annually on May 1st, and November 1st. There is no initiation fee.

### CITY CLUB OFFICERS

THADDEUS W. VENESS . . . . . President  
C. C. LUDWIG . . . . . First Vice-President  
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ROBERT W. OSBORN . . . . . Executive Secretary

## BJORNSKJOLD PLEASES

A big share of the interest and value of last week's program was due to the fine singing of Povl Borne Bjornskjold, the Danish dramatic tenor with the Ellison-White Conservatory of Music. No small measure of his success was due to the accompaniment of J. Hutchison.

The musical numbers by Mr. Bjornskjold came last on the program when there was absolute quiet in the dining room. So much did the men enjoy his dramatic selections that they kept the singer past the usual closing time for two encores.

The Club appreciates the generosity of Mr. Bjornskjold in giving his time to the meeting, and now realizes how fortunate it is that Portland can retain a man of his ability as a teacher.

The City Club Bowlers are tenaciously hanging on to first place in the Club League by a narrow margin.

## RESOLUTION PASSES

Barely a half-dozen opposing votes were cast against the "Movie" resolution recommended by the Board of Governors last Friday, and the energy put into the favoring voice of the audience indicated that it was not a cursory vote. The resolution was as follows:

RESOLVED: That the City Club of Portland deplores the extension of the exhibition of moving picture films to Sunday mornings and the consequent encroachment on the few hours of the Sabbath Day which have been set aside by custom for religious education in our community; and earnestly suggests to the moving picture exhibitors of the city that they should voluntarily, and in a spirit of fair play, resume the old schedule for their shows.

How would you like to hear a missionary tell of his experiences in the wilds of darkest Africa? An Oregon boy has just returned from Africa and the City Club is planning a date for him.

Do you know of a capable and interesting speaker coming to Portland? Do you know of a subject of local interest that would interest City Club members? Give your information to the City Club Office and thereby help to keep the Friday meetings at a high educational standard.

Plans are under way whereby the City Club will be able to announce a date in April of a City Club dinner meeting at which the speaker will be a man of national and international importance in the educational world. It will be the biggest intellectual event in the history of the Club—watch for it.

### APPLICATIONS FOR MEMBERSHIP

The following applications have been received and will be presented for the approval of the City Club, Friday, March 21st:

R. J. LEO  
Manager, Haskins & Sells,  
Certified Public Accountants.  
FRANK H. REEVES  
Lawyer, Platt Building.  
JESSE A. RICE  
Public Accountant.

Proposed by W. H. Barton, Geo. E. Murphy and M. D. Wells.

**Current Dues Were Payable on November 1, 1923**

## LIBRARY LECTURE

William Morris Hughes, recently Prime Minister of Australia, will lecture under the auspices of the Library Association of Portland on "The Pacific: The Coming World Problem" at Lincoln high school on Saturday evening, March 8th, at eight o'clock.

Those who will see Mr. Hughes on the lecture platform will find that in appearance he differs from accepted ideas of Abraham Lincoln, who would have towered more than a foot above the Australian statesman. Mr. Hughes, on the other hand, conveys the same impression of leadership, inflexible determination and strength of character which distinguished our great president. In eloquence, in the effective use of homely phrases, in wit, in powers of denunciation, in sympathy with the oppressed, in abhorrence of shams, in the glow of patriotism the two men are also a counterpart of each other. Both rose rapidly to fame, Mr. Hughes having become Prime Minister when he was scarcely fifty. To-day he is recognized as Australia's foremost leader, a man of power.

## RUSSIA HOPEFUL

The time was all too short last Friday for a complete discussion of the facts which Dr. Sydney Strong, of Seattle, had in store regarding Russia and Germany. The speaker told a brief story of Germany, facts which are generally known and need not be repeated. Of Russia he told a sordid story of the great calamities that nation has suffered—war, pestilence, famine and revolution. He gave an interesting description of changes in the Russian Church, a church without the government subsidies of old, one divided into many sections, poor, more democratic, and with the monk system broken down. Dr. Strong expressed hope in the youth movement, the entrance of women into public life, and the reformation of the church.

## McNARY-HAUGEN BILL

The hearing which the City Club Board of Governors held last month will bear fruit next week, probably, in a concise and analytical report covering the pros and cons of the proposed McNary-Hauger Bill, or wheat subsidy. It is intended that the report shall give facts without recommendations, a style of report given preference in the City Club in the past. Watch for announcements of this study.

## ZONING

Continued from page 1

The Ordinance further provides for temporary housing under title of "Class 2, Special Temporary Residence District," and for Community or Urban Business Districts under title of "Class 3, Special Business District."

The Ordinance also takes regard of existing buildings and their uses and provides for the changing of a district by the City Council from one class to another under the advice of the Planning Commission and after public hearing. "Local Option" is granted any district in the matter of special use of any premises or building, decision in such matters being made directly by the Bureau of Buildings.

A Board of Appeal is created to interpret the Ordinance. It is to consist of five members serving without pay among whom must be an architect, an engineer, a contractor, and a realtor.

Penalty is not to exceed \$500.00 fine, imprisonment for six months, or both in case of violation of the Ordinance.

### DISCUSSION:

It is apparent that in framing the Ordinance the Zoning Committee has attempted to give consideration to the industry of the city and to arrange for an economic distribution of the population. In this we believe the Committee was guided by the normal tendencies in any district and its potential use but most of all by the wishes of the neighborhood or district classified. The policy is therefore palliative, rather than restrictive, and certainly cannot be held to interfere unduly with individual initiative.

In the City of Portland restrictions already exist as to the location of certain types of buildings (Sections 706 and 707 Building Code) and the proposed ordinance therefore follows established precedent. It more fully defines location and use and should therefore lessen the confusion arising out of insufficiently controlled tendencies to haphazard growth.

### Normal Tendency Followed

The result of the Zoning Committee's work has been largely to fix in its classification, areas already built up or in which a normal tendency exists. While in the majority of cases there can be but little if any disagreement with the Zoning Committee in its classification, it is nevertheless possible that some locality may have been assigned to a particular district by

reason of *normal tendencies* in the locality, whereas *present use* should have governed; or vice versa. Therefore, it is evident that all districts which have not had a hearing before the Zoning Committee should demand such a hearing before the ordinance is put into final form for the voters of the City of Portland. However, it is apparent that expediency has been resorted to where certain difficulties have been encountered. This expediency is seen in assigning to the "Business District," or Class 3, practically all through traffic or carline streets.

This will mean ultimately that these streets will tend to become lined with cheap stores designed and maintained purely for profit and without regard to any benefits that should accrue to the neighborhoods they may touch. Unfortunately, should this condition be realized in the growth of the city, tourists coming into it will receive a poor and inadequate idea of Portland, prejudiced by avenues of uninteresting stores or business buildings. Moreover, it may preclude the development of the Urban Business District around which the life of the community should center. Localized community life, so necessary to proper development of the large city, will be diminished and organized effort suffer. It seems it should be possible to have small business centers on the streets in question, at intervals, the intervening space assigned to Class 1 and Class 2 districts. Should this Ordinance pass, we believe the Board of Appeal and the City Council should give serious consideration to the re-districting of these traffic streets should it prove desirable in the final analysis.

#### *Ordinance Is Liberal*

We do not believe that the proposed ordinance is establishing or confirming speculative land values by creating any district arbitrarily, *i. e.*, irrespective of its present use or tendencies. The ordinance is liberal in that no minimum cost is stated for any building enterprise in any district; it does not limit the number of single family houses to the acre nor does it contain anything that would make for class distinction.

In providing for a Board of Appeal, the personnel of which will consist in the majority of technical men, it appears that there is real effort to take the interpretation of the Ordinance out of political hands and place it under scientific control. The ordinance is thus not the ultimate aim in itself but the means to a logical and orderly growth which would be quite impossible were present conditions continued.

The proposed Zoning Act comes at a very happy time in the history of the city when the price of land is not inflated through speculative activity but at a time when its use-value is fixing the price. The Zoning Ordinance, if passed now, should therefore tend to confirm *real* rather than *fictitious* land values.

#### *Conclusions*

Your Committee believes that it is time we were giving conscious development to our physical surroundings for the public good and has concluded that the proposed Zoning Ordinance meets our present requirements as far as seems practicable and that it should receive public approval.

Your Committee feels that the Zoning map, which is the thing of most vital interest to property owners, should be given such publicity that the voters generally, will be able to understand what they are asked to pass on at the polls. The maps should be published frequently in the newspapers of the city or otherwise made available to the general public. At present we understand there is only one map in existence showing the Zone districts and that this map is in the office of the City Planning Commission at the City Hall.

#### EDITOR'S NOTE:

The publicity method which the City Zoning Committee is carrying out, as explained by our Committee, is that of holding community meetings where the large wall map is explained and all questions answered. Twenty-eight such meetings have been held and two in addition at the City Hall. The Ordinance was published in the *Oregon Journal* and *Oregonian* of August 5th, together with maps of the various districts. The Ordinance has been issued in published form, but reproductions of the map are not available.

The Zoning Committee is attempting to educate the public through this community method and states that it is only too glad to receive suggestions from the City Club and other civic organizations. At most of the meetings requests have been made for alterations in the zones, the majority of these requests being made after investigation by the Zoning Committee.

An average attendance of 175 at City Club meetings during the past two months and 65 new members in the same period indicates that there is "punch" in the organization.